

IN RE: PETITION FOR ZONING VARIANCE
E/S Seneca Park Road, 400' E
of Nannette Lane
(146 Seneca Park Road)
15th Election District
5th Councilmanic District
Earl L. Mitchell, et al
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-263-A

ORDER IN RESPONSE TO MOTION FOR RECONSIDERATION

This matter comes before the Deputy Zoning Commissioner as a Motion for Reconsideration filed by C. Eugene Schmidt, Esquire on behalf of the Petitioners, Earl and Barbara Mitchell, requesting a modification of the Order issued in the above-captioned matter on February 25, 1992.

The Petitioners originally filed a Petition for Zoning Variance requesting relief from Section 415.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three (3) recreational vehicles to be stored in the rear yard of the subject property in lieu of the one recreational vehicle permitted, in accordance with the plan submitted and marked Petitioner's Exhibit 1. By Order issued February 25, 1992, the relief requested was denied.

After due consideration of the testimony and evidence presented at the hearing and further review of the contents in the case file, it appears that a modified relief should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of June, 1992 that the Order issued February 25, 1992 be and the same shall hereby be AMENDED to grant a variance from Section 415.A.1 of the B.C.Z.R. to permit the storage of three (3) recreational vehicles on the subject property, subject to the following restrictions:

ORDER RECEIVED FOR FILING
Date 6/5/92
By [Signature]

1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) The relief granted herein is limited to the three (3) recreational vehicles described as follows: 1) a 1975, 19.5-foot Grady White Weekender with trailer; 2) a 1969, 22-foot Searay and trailer; and, 3) a recreational camping vehicle, identified as a Smokey, which is 22 feet in length. All other recreational vehicles and trailers previously identified in the Order issued February 25, 1992, shall be removed from the premises.

3) In the event either of the three recreational vehicles identified above are sold, leased, or transferred to another party, then the variance granted for that particular recreational vehicle shall cease and terminate. In other words, the Petitioners shall be permitted to continue to store the two existing boats and the existing camper trailer on their property for so long as they own them. Upon the sale of any of these recreational vehicles, strict compliance with the zoning regulations will be required or the Petitioners shall file a new Petition to determine the appropriateness of continuing the variance relief granted herein.

4) Any appeal of this decision must be made within thirty (30) days of the date of this Order.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued February 25, 1992, not otherwise affected by this decision, shall remain in full force and effect.

ORDER RECEIVED FOR FILING
Date 6/5/92
By [Signature]

TMK:bjs
cc: C. Eugene Schmidt, Esquire
220 Bosley Avenue, Towson, Md. 21204
All Protestants
Chesapeake Bay Critical Areas Commission
DEPRM; People's Counsel; Case File

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IN RE: PETITION FOR ZONING VARIANCE
E/S Seneca Park Road, 400' E
of Nannette Lane
(946 Seneca Park Road)
15th Election District
5th Councilmanic District
Earl L. Mitchell, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-263-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein, Earl L. and Barbara E. Mitchell, request a variance from Section 415.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three (3) recreational vehicles to be stored in the rear yard of the subject property in lieu of the one recreational vehicle permitted, in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petitioners were Barbara Mitchell, and the Petitioners' two sons, Paul and Robert Mitchell. Appearing in opposition to the Petitioners' request were Arthur and Arlene Smith, adjoining property owners, and Joanne Nadeau, a concerned resident of the neighborhood.

Testimony indicated that the subject property, known as 946 Seneca Park Road, consists of .27 acres, more or less, zoned R.C. 5 and is located within the Chesapeake Bay Critical Areas on Seneca Creek. Said property is improved with a single family dwelling. Testimony indicated that the Petitioners are desirous of storing two boats, namely a 1975, 19.5-foot Grady White Weekender and trailer, a 1969, 22-foot Searay and trailer, and a recreational camping vehicle, which is 22 feet in length, in the rear yard of their property. The site plan submitted and marked Petitioner's Exhibit 1 depicts the locations of the two boats and recreational vehicle on the property. In support of their request, Petitioners

ORDER RECEIVED FOR FILING
Date 6/5/92
By [Signature]

district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, there is insufficient evidence to allow a finding that the Petitioners would experience practical difficulty or unreasonable hardship if the requested variance were denied. The testimony presented by Petitioners was in support of a matter of preference rather than of the necessity for the variance. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

However, the B.C.Z.R. do permit the storage of one recreational vehicle on a residential property. Therefore, the Petitioners shall be permitted to store one of the recreational vehicles identified herein in the rear yard of their property. All other recreational vehicles shall be removed from the property by May 15, 1992.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance shall be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of February, 1992 that the Petition for Zoning Variance from Section 415.A.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit three (3) recreational vehicles to be stored in the rear yard of the subject property in lieu of the one recreational

ORDER RECEIVED FOR FILING
Date 6/5/92
By [Signature]

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vehicle permitted, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that all other recreational vehicles, with the exception of the permitted one, shall be removed from the property on or before May 15, 1992.

TMK:bjs

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/5/92
By [Signature]

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

February 25, 1992

(410) 887-4386

Mr. & Mrs. Earl L. Mitchell
8107 Analee Avenue
Baltimore, Maryland 21237

RE: PETITION FOR ZONING VARIANCE
E/S Seneca Park Road, 400' E of Nannette Lane
(946 Seneca Park Road)
15th Election District - 5th Councilmanic District
Earl L. Mitchell, et ux - Petitioners
Case No. 92-263-A

Dear Mr. & Mrs. Mitchell:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Arthur L. Smith
950 Seneca Park Road, Baltimore, Md. 21220
Ms. Joanne Nadeau
854 Seneca Park Road, Baltimore, Md. 21220
People's Counsel
file

Petition for Variance
CRITICAL AREA

to the Zoning Commissioner of Baltimore County 92-263-A
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 415.A.1

TO ALLOW RECREATIONAL VEHICLES TO BE STORED IN THE REAR YARD IN LIEU OF THE MAXIMUM PERMITTED ONE

OF THE Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

DUE TO THE FACT THAT THE BOATS HAVE BEEN STORED ON THE LOT FOR THE LAST 20+ YEARS AND OWNED BY MR. EARL MITCHELL WHO IS 72 YRS OF AGE AND IS UNABLE TO TRAILOR THEM. WE ARE REQUESTING FOR A VARIANCE TO ALLOW THIS ELDERLY MAN TO KEEP HIS BOATS. WE WILL CAN USE THE BOATS IN THE YARD WHERE THEY ARE KEPT FROM APRIL 1992

1. or we agree to pay expenses of above variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Earl L. Mitchell

Signature

Barbara E. Mitchell

Signature

City and State

Attorney for Petitioner:

8107 Analee Ave 866-8107

Signature

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - 1/2HR.

AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: [Signature] DATE: 1-2-92

92-263-A #280 Zoning Description

CRITICAL AREA

Beginning at a point on the east side of Seneca Park Rd at the distance 400' to the southeast of Nannette Lane thence running east 227 ft thence southeast 50 ft thence north 215.9 ft thence north west 56.7 ft to the point of beginning. Being lot No. 1 of Seneca Park Beach containing .27 acre ±. Also known as 946 Seneca Park Rd. and located in the 15th Election District.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1274 Date of Posting: 1/15/92
Posted for: Earl L. Mitchell
Petitioner: Earl L. Mitchell
Location of property: 946 Seneca Park Road
Location of Sign: 946 Seneca Park Road
Remarks: None
Posted by: [Signature] Date of return: 1/16/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case Number: 92-263-A
E/S Seneca Park Road, 400' (1/4-) E of Nannette Lane
946 Seneca Park Road
15th Election District
5th Councilmanic District
Petitioner(s): Earl and Barbara Mitchell
Hearing Date: Monday, February 10, 1992 at 9:00 a.m.
Variances: to allow three recreational vehicles to be stored in the rear yard in lieu of the maximum permitted one.
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
11/24 January 16.

TOWSON, MD., January 22, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 16, 1992.

THE JEFFERSONIAN,

S. Zake O'Brien
Publisher

CERTIFICATE OF PUBLICATION Office of THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, MD. 21221 January 13, 1992
THIS IS TO CERTIFY, that the annexed advertisement of Mitchell in the matter of Zoning Hearings, Case # 92-263-A, P.O. #0116824, Re: #MS7335 56 lines @.60 or \$33.60

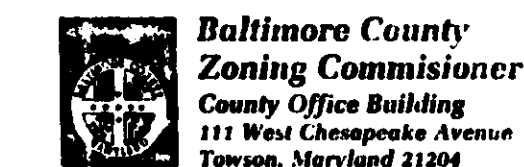
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Case Number: 92-263-A
E/S Seneca Park Road, 400' (1/4-) E of Nannette Lane
946 Seneca Park Road
15th Election District
5th Councilmanic District
Petitioner(s): Earl and Barbara Mitchell
Hearing Date: Monday, February 10, 1992 at 9:00 a.m.
Variances: to allow three recreational vehicles to be stored in the rear yard in lieu of the maximum permitted one.
[Signature]
Zoning Commissioner of Baltimore County

was inserted in The Avenue News a weekly newspaper published in Baltimore County, Maryland once a week for 1 successive week(s) before the 17 day of January 1992; that is to say, the same was inserted in the issues of January 16 1992.

The Avenue Inc.

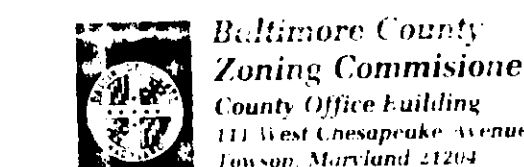
per publisher
By Duane Caldwell

receipt



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R 001-6150
Number:
Date:
Please Make Checks Payable To: Baltimore County \$35.00
Cashier Validation

receipt



Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R 001-6150
Number:
Date:
Please Make Checks Payable To: Baltimore County
Cashier Validation

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 1-22-92

Earl and Barbara Mitchell
8107 Analee Avenue
Baltimore, Maryland 21237

RE:
CASE NUMBER: 92-263-A
E/S Seneca Park Road, 400' (1/4-) E of Nannette Lane
946 Seneca Park Road
15th Election District - 5th Councilmanic District
Petitioner(s): Earl and Barbara Mitchell

Dear Petitioner(s):

Please be advised that \$ 95.88 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

[Signature]
ARWELD JARZON
DIRECTOR

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JAN 09 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-263-A
E/S Seneca Park Road, 400' (1/4-) E of Nannette Lane
946 Seneca Park Road
15th Election District - 5th Councilmanic District
Petitioner(s): Earl and Barbara Mitchell
HEARING: MONDAY, FEBRUARY 10, 1992 at 9:00 a.m.

Variances to allow three recreational vehicles to be stored in the rear yard in lieu of the maximum permitted one.

[Signature]
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Earl and Barbara Mitchell

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 28, 1992

Mr. & Mrs. Earl L. Mitchell
8107 Analee Avenue
Baltimore, MD 21237

RE: Item No. 280, Case No. 92-263-A
Petitioner: Earl L. Mitchell, et ux
Petition for Variance

Dear Mr. & Mrs. Mitchell:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: January 28, 1992
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

JANUARY 13, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: EARL L. MITCHELL AND BARBARA MITCHELL
Location: #946 SENECA PARK ROAD
Item No.: 280 Zoning Agenda: JANUARY 14, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 16, 1992
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for January 14, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 276, 277, 278, 279, and 280.

For Item 281, a County Review Group Meeting will be required, unless a waiver of same is approved.

[Signature]
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 29, 1992
Zoning Administration and
Development Management
FROM: Gary L. Kerns, Chief
Comprehensive and Community Planning
Office of Planning and Zoning
SUBJECT: Mitchell Property, Item No. 280

In reference to the Petitioner's request, the staff offers the following comment:

Should the applicant's request be granted, a landscape plan shall be filed with the deputy director of the Office of Planning and Zoning. Subsequent to plan approval, a copy shall be forwarded to the Zoning Office and made part of the official file. The landscape plan shall focus on providing planted treatment along Seneca Park Road.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:

[Signature]
Jeffrey Long

GLK/JL:rdn
ITEM280/TXTROZ

92-263-A 2-10

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: January 29, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 14, 1992

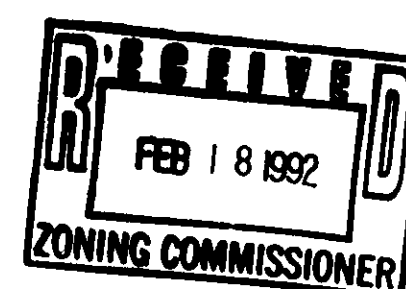
This office has no comments for item numbers 276, 279 and 280.

[Signature]
Rahee J. Famili
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director DATE: February 10, 1992
Office of Zoning Administration
and Development Management
FROM: J. James Dieter
SUBJECT: Petition for Zoning Variance - Item 280
Mitchell Property
Chesapeake Bay Critical Area Findings



SITE LOCATION

The subject property is located at 946 Seneca Park Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Earl L. and Barbara Mitchell

APPLICANT PROPOSAL

The applicant has requested a variance from section 415A.1 of the Baltimore County Zoning Regulations to permit three recreational vehicles to be stored in the rear yard in lieu of the maximum permitted one.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

<COMAR 14.15.10.01.0>

Mr. Arnold Jablon
February 10, 1992
Page 2

DEFINITIONS

"Development Activities" means the construction or substantial alteration of residential, commercial, industrial, institutional, or transportation facilities or structures.

Finding: This project does not propose any development activities as defined above, and is therefore not subject to Critical Area Development Regulations.

CONCLUSION

This project does not require a Findings because of the reason stated above. If there are any questions, please contact Ms. Patricia Farr at 887-2904.

[Signature]
J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:SRQ:ju

cc: Mr. and Mrs. Earl Mitchell

MITCHELL/MQBCA

RECEIVED
FEB 18 1992
ZONING OFFICE

In re: * BEFORE THE
PETITION FOR ZONING VARIANCE * DEPUTY ZONING COMMISSIONER
946 Seneca Park Road * OF BALTIMORE COUNTY
Earl L. Mitchell, et al., * CASE NUMBER 92-236-A
Petitioners * * * * *

MOTION FOR RECONSIDERATION

Earl L. Mitchell and Barbara E. Mitchell, Petitioners, move that the Deputy Zoning Commissioner reconsider his findings of fact and conclusions of law dated February 25, 1992 and as reasons therefor state:

1. That the Deputy Zoning Commissioner misconstrued the applicable law and facts in this case and erroneously denied the Petition for Zoning Variance filed herein.
2. For such other and further reasons as may be presented at a hearing on this Motion for Reconsideration.

WHEREFORE, the Petitioner requests:

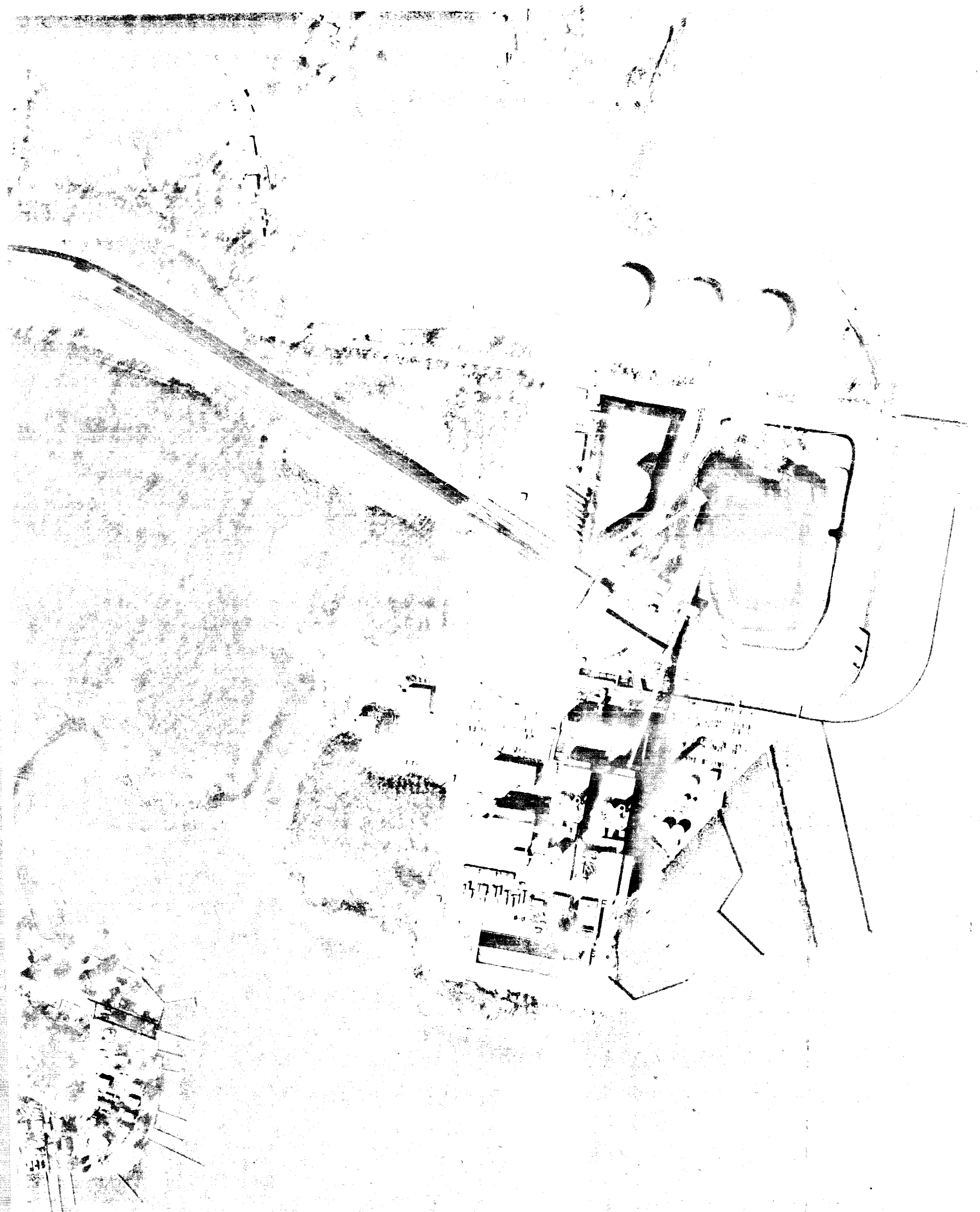
- A. That the Deputy Zoning Commissioner reconsider his decision as reflected within his Order of February 25, 1992 and schedule a hearing so that additional evidence and argument can be offered; and
- B. For such other and further relief as the nature of his cause may require.

[Signature]
C. Eugene Schmidt
220 Bosley Avenue
Towson, Maryland 21204

CERTIFICATE OF SERVICE

I hereby certify that on this 24th day of March, 1992, a copy of the aforesaid Motion for Reconsideration was mailed, postage prepaid, to Francis X. Borgerding, Jr., Suite 600, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Protestants.

[Signature]
C. Eugene Schmidt

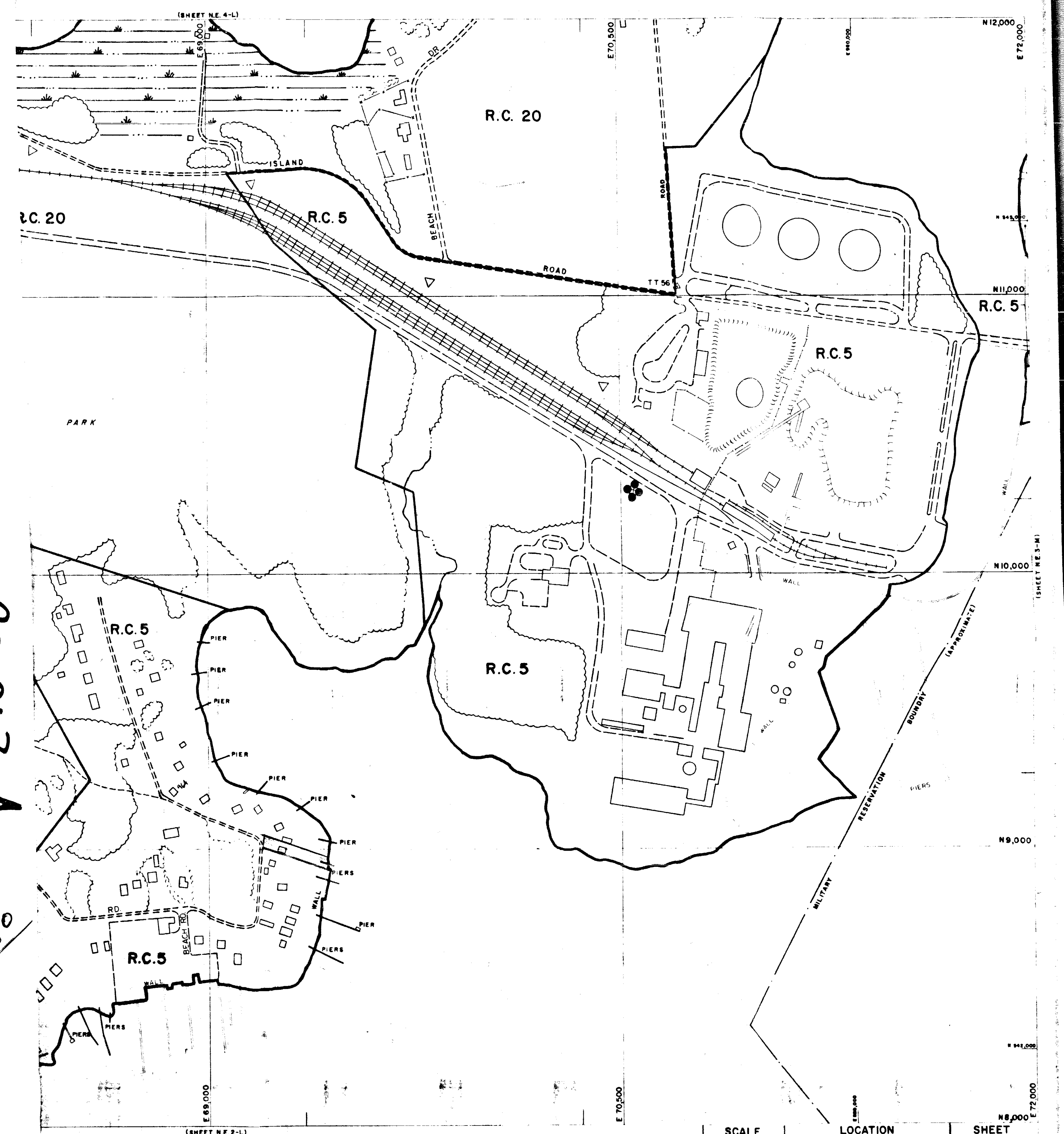


BALTIMORE COUNTY
PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	SENECA PARK	N.E. 3-L
DATE OF PHOTOGRAPHY JANUARY 1986		

92-263-A

#280



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	SENECA PARK	N.E. 3-L
DATE OF PHOTOGRAPHY JANUARY 1986		